

MINUTES OF THE 21TH MEETING

MINUTES OF THE 21ST MEETING OF THE EXECUTIVE
COMMITTEE HELD ON 10-06-1990 AND 11-06-1990 IN
THE COMMITTEE ROOM OF WORKS DIVISION.

The 21st meeting of the Executive Committee was held in the Committee Room of Works Division under the Chairmanship of Secretary, Housing and Works, on 10-06-1990 and 11-06-1990. The situation with regard to the progress achieved, bottlenecks faced in the execution of the Scheme and in particular the progress of layout plans for plots in Sectors I-8/3 and I-8/4 was reviewed. The following were present:-

1. Mr. S.A.S. Ainuddin, Chairman
Secretary,
Ministry of Housing and Works.
2. Mr. M.I. Rajput,
Director General,
Pak. PWD.
3. Mr. Iqbal Ahmad,
Joint Secretary,
Works Division.
4. Mr. Manzur Hussain,
Financial Adviser,
Works Division.
5. Mr. Mohammad Samiullah,
Joint Secretary,
Cabinet Division.
6. Mr. Sarshar Ali Malik,
OSD(P&EC),
Works Division.
7. Dr. Mohammad Rasool Khan,
Director General,
Housing Foundation.

The following also attended the meeting by special invitation:-

1. Mr. Jalees Ahmad Siddiqi,
Joint Secretary,
Ministry of Defence.
2. Mr. Mohammad Rafiq Ahmad,
Member, Engineering,
CDA.
3. *Mr. Shafaat Ali Malik,*
Chief Architect,
Pak. PWD.
4. Mr. Ghulam Hussain Memon,
Acting Chief Engineer (North),
Pak. PWD.

The following were also in attendance:-

1. Mr. Moin Ahmad Siddiqi,
Director, Administration,
Housing Foundation.
2. Mr. Mohammad Riaz,
Superintending Engineer,
E/M Pak. PWD.
3. Mr. S.H. Bokhari,
Superintending Engineer,
Central Civil Circle,
Pak. PWD.

2. The Secretary, Housing and Works, informed the participants that approved plan bearing plot numbers for Sectors I-8/3 and I-8/4 had since been received from the CDA. The Chief Architect, Pak. PWD, and the Member (Engg), CDA, then explained the details of the plan finally approved. It was informed that the CDA had earmarked area in Sector I-8/3 for 20% plots reserved for them as indicated on the drawing. The remaining area would become available for Phase-I Extension of the Housing Scheme on Ownership basis.

3. The position of pending applications received for Phase-I was reviewed for allotment of houses in the Extension. It was decided that the lists of the applicants clear for allotment be finalised at the earliest so that allotment could be made and the cost of land recovered from the allottees for payment to the CDA. Further discussions took place with reference to the figures intimated by the D.G. Housing Foundation in respect of availability of category-wise plots and the number of pending applicants. It was agreed that the scrutiny/processing of the remaining cases be expedited incorporating the readjustments of category of houses according to the entitlement wherever required. The allotments against the discretionary quota both of the Chairman, Board of Governors, and the Executive Committee would also be finalised as soon as possible.

4. The problem of affectees in Sector G-11 was also discussed and it was intimated that the Chairman, CDA, was taking personal interest and that the matter would hopefully be resolved in one month's time. The Secretary, Housing and

Works, desired that the date for inauguration of the housing scheme should be fixed for the Prime Minister in Sector G-11/1 as soon as the facility for entry to the area was provided and the contracts for construction finalised.

5. Regarding the engineering aspect and the progress of infrastructure to be provided by the CDA, the Member, CDA informed that water for construction purposes would be made available in I-8/2 within two months. In case it was needed before two months time water would be supplied, through bowzers. Approaches to the different areas in the sub-sector, for starting construction work would also be made available at the earliest possible. It was also intimated that in the Extension of Phase-I water would be made available within a period of six months.

6. In view of the changed circumstances i.e. the delay in gaining access to the site, the inflationary effect on the market prices, the impact of budget and general uncertainty prevailing with respect to the construction industry as a whole, it was felt that the rates quoted by the pre-qualified contractors would not in any way be comparable to the estimated cost communicated to the allottees earlier. It was opined that due to the marked difference between the rates quoted by the contractors and those indicated to the allottees in the brochure at the time of the launching of the Scheme many of the applicants might not prefer to have the houses constructed through the Housing Foundation. After a detailed discussion and keeping in view all the pros and cons of the matter that could effect the implementation of the Scheme, it was decided that two options may be given to the allottees, namely:-

- (i) Only the structure of the houses be built by the Housing Foundation on the rates that may be finally decided with the contractors and all finishing, fittings, fixtures etc., be left for the allottees to complete according to their own choice and style.
- (ii) Those willing to carry out the construction themselves be allowed to do so but in accordance with the plans approved by the Foundation and within the time schedule approved by it catering also for the adjustments of service charges (modalities to be worked out later).

7. Secretary, Housing and Works desired that before the above options were finally given, sample survey of 50 to 60 of the allottees of different categories of houses be carried out informally so as to ascertain the opinion of the allottees and in the meantime the rates of construction be negotiated with the builders/contractors.

8. The utility of a few of window type airconditioning units that were available with E/M Circle, Pak. PWD was discussed and the Secretary was pleased to decide that one of these units be made available for the use by the Chief Architect, Pak. PWD, and one each in the Committee Room and the Office of the D.G. Housing Foundation.

9. The meeting ended with a vote of thanks to the Chair.